

PLANNING & DEVELOPMENT DEPARTMENT

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Planning & Zoning
Community Development
Conservation Commission
Historic District Commission
Arts & Culture Commission

ZONING BOARD OF ADJUSTMENT NOTICE OF DECISION Case No 2012-13

May 10, 2012

2012-13 Application by Tractor Supply Company for two variances:

Variance # 1 under Article 42.9 Section (b)(5) of the City's Zoning Ordinance to permit parking requirements to be determined by the number of spaces actually needed by the applicant (65) rather than by the size of the building (87).

Variance # 2 under Article 42.10 Section (a) of the City's Zoning Ordinance to permit an 8-foot high fence to be installed around the proposed outside storage area when the Ordinance limits fence height to 6 feet.

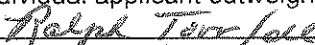
Location: Farmington Road (Rte 11)

Map 208 Lot 1-2 Granite Ridge Development Zone

Variance # 1 - Parking

Variance # 1 was **GRANTED**, as presented, at the Zoning Board of Adjustment's May 9, 2012 meeting, by an affirmative vote of at least three members of the Zoning Board of Adjustment for the following reasons:

- The variance will not be contrary to the public interest because it will not exacerbate the over crowding of land.
- The spirit of the ordinance is observed because it will not increase congestion in the streets.
- The value of surrounding properties will not be diminished because it will not generate levels of noise, light, activity or traffic that are significantly different from that which currently exist.
- If granted the benefit to this individual applicant outweighs any harm to the community as a whole.



Ralph Torr, Chair
Rochester Board of Adjustment

It is the applicant's responsibility to obtain any applicable permits from local, state, and federal agencies. Contact the City of Rochester Code Enforcement Department at 332-3508 to apply for any necessary permits and certificates. Any work completed within the thirty (30) day appeal period, explained below, is at your risk

Note: Any person affected has a right to appeal this decision. A request for a rehearing is the first step of an appeal. The request must be submitted to the Planning Department within **thirty (30) days** (calendar days starting the day after the decision is made). If a rehearing is not granted, the next step is to appeal to Superior Court within thirty (30) days. If a rehearing IS granted, it is the responsibility of the original applicant to present the case to the Zoning Board, with the same obligations and following the same procedure used when the case was first heard.

cc: Building Safety Department
Assessing Department
Norway Plains Associates
File